UPDATED SURVEY OF PROCESSING FEES / DEVELOPMENT CHARGES AREA MUNICIPALITIES

THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

#93-12

Plans Administration Division
Regional Planning Department
May, 1992

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REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

PROCESSING CHARGES

A. SUBDIVISION APPLICATIONS

		Goulbourn, Rideau, Osgoode W. Carleton, Vanier, Rockcliffe	Ottawa, Nepean, Gloucester Cumberland, Kanata
i)	Single Family	- $115 per unit	$110 per unit
ii)	Two Family	- $115 per unit	$110 per unit
iii)	Residential	- $115 per block	$110 per unit
iv)	Commercial Block	- $835 per block	$805 per block
v)	Industrial Block	- $835 per block	$805 per block

B. CONDOMINIUM APPLICATIONS

i)	Residential	$ 75 per unit
ii)	Commercial and Industrial	$240 per unit or per floor (whichever is greater)

C. CONDOMINIUM CONVERSION APPLICATIONS

Commercial or Industrial	$ 20 per unit

D. DRAFT PLAN APPROVAL EXTENSIONS $ 600 per extension

E. SEVERANCE APPLICATIONS

Land Division Committee Severance Applications	$ 345 per appln

F. REGIONAL OFFICIAL PLAN AMENDMENTS

Stage I Fee (non-refundable)	$2,080
Stage II Fee (non-refundable) if application warrants a public hearing	$2,392

REGIONAL DEVELOPMENT CHARGES RATE

By-Law No. 210 of 1991	Singles & Semis	Apts. with 2 or More Bedrooms, & Singles, Semis Rows, Mobile Home Under 1,108 sq.ft.	Row Housing	Apts.with Less than 2 Bedrooms	Non-Residential Per Sq. Ft.
Full Rate All Services	$8,000	$4,941	$6,823	$3,059	$1.50
No Transit	7,333	4,529	6,254	2,804	1.377
No Water	6,044	3,733	5,155	2,311	1.157
No Sewer	6,959	4,298	5,935	2,661	1.316
No Water & Sewer	5,003	3,090	4,267	1,913	0.972
No Transit & Sewer	6,292	3,886	5,366	2,406	1.192
No Transit & Water	5,377	3,321	4,586	2,056	1.034
No Transit, Water & Sewer	4,336	2,678	3,698	1,658	0.849

Inquiries: K. Dompierre Tel. No. 560-6038 Extension 1348
J. Cunningham Tel. No. 560-6038 Extension 1788

CITY OF OTTAWA

PROCESSING CHARGES

Official Plan Amendments		$1,000
Subdivision Applications		$1,500
Condominium Applications		$ 275
Zoning By-law Amendments	- Major	$2,000
	- Minor	$1,000
	- add or delete one specific use	
	- reduce setbacks	
	- front yard parking	
Part-Lot Control Removal		$500
Site Plan Control Application	- Section 4	$500
	- Section 5	$100
Building Permit	$10.00/$1,000 up to $5 million (minimum $50.00)	
	$8.75/$1,000 between $5 million and $10 million	
	$7.50/$1,000 exceeding $10 million	

Committee of Adjustment

1)	Consent (severance)	
	- first application, plus $75 for each additional lot proposed (max. $2,000.00)	$200
2)	Minor Variance Application	$100

Street and Lane Closing and Opening	$500
30 cm Reserve	$275
Street Name Change	$2,100
Naming Private Roadways	$150
Title Validation	$275
Demolition Control	$275

CITY OF OTTAWA (CONT'D)

RESIDENTIAL DEVELOPMENT CHARGES

Rate per Unit (except where rate per sq.m of GFA is noted)

	Nov.7/91	Apr.1/92	Apr.1/93*	Apr.1/94*	Apr.1/95*
A. City of Ottawa Component					
Residential					
1. a) Singles ≥ 102 sq.m	$1,850	$2,242	$2,634	$3,025	$3,417
b) Two unit detached building ≥ 102 sq.m	$1,625	$2,073	$2,521	$2,969	$3,417
2. Apt. units ≥ 56 sq.m unless in 3 b) & c) below & singles, 2 unit detached buildings & rows ≤ 102 sq.m	$1,200	$1,407	$1,615	$1,822	$2,029
3. a. Apts. < 56 sq.m b. 2 bdrm apts. ≥ 56 & < 70 sq.m c. 3 bdrm apts. ≥ 70 and < 98 sq.m	$1,200	$1,247	$1,294	$1,341	$1,388
4. a. Row dwelling units ≥ 102 sq.m b. Other buildings containing dwelling units	$1,200	$1,514	$1,828	$2,142	$2,456
5. Rooming houses and boarding houses (per sq.m)	$16.15	$16.15	$16.15	$16.15	$16.15
Non-Residential					
1. All non-exempt & non-industrial, non-residential development (per sq.m)	$16.15	$16.15	$16.15	$16.15	$16.15
2. Industrial development (per sq.m)	$9.69	$11.30	$12.92	$14.53	$16.15
B. Ottawa Hydro Component					
1. Single & 2 unit detached building (per unit)	$479	$479	$479	$479	$479
2. Row dwelling (per unit)	$335	$335	$335	$335	$335

3. All other developments including apartments, rooming houses, boarding houses and non-residential developments according to service size. Contact Ontario Hydro, Henry Jaques at 738-6400, extension 215 for specific developments.

* plus indexing

CITY OF NEPEAN

PROCESSING CHARGES

i)	Site Plan Applications	Residential (50% of payment due on appln and 50% on execution of site plan agreement. For residential site plans only).	$300 + $20/unit
		Commercial/Industrial (other than residential):	
		Up to 1,850 sq.m.	$300
		1,850-4,645 sq.m.	$400
		Over 4,645 sq.m.	$500+$200/ha of site area
ii)	Site Plan Administration Fee	2 1/2% of the estimated cost of site works or (whichever is greater)	$500
iii)	Subdivision Agreement Processing Fee	Residential * only applicable to units not subject to site plan	$50/unit*
		Industrial	$500/ha
		(Payment to be made at time of execution of subdivision agreement)	
iv)	Subdivision Administration Fee	3 1/2% of the total estimated cost of the works or (whichever is greater)	$5,000
v)	By-Law Amendment		$500
vi)	Official Plan Amendment		$500
vii)	Consent Application		$250
viii)	Minor Variance Application		$150
ix)	Part-Lot Control Application		$250
x)	Compliance Letter Requests		$ 35
xi)	Application Under Rental Housing Protection Act	Demolition/Change in Use:	$500
		Conversion to Condominium	$1,000

RESIDENTIAL DEVELOPMENT CHARGES

RESIDENTIAL

- Single detached or semi-detached dwellings	$9,030/unit
- Row dwellings	$8,515/unit
- Apartments	$5,147/unit

NON-RESIDENTIAL

- Commercial/Industrial/Institutional	$2.61/sq.ft.

NEPEAN HYDRO

i) Residential Development Charge:

Single detached or semi-detached dwellings	$602/unit
Row dwellings	$544/unit
Apartments	see non-residential charge

ii) Commercial/Industrial/Institutional & Apartment Building Development Charge:

	Service Voltage		
Service Amps	120/208 3 phase Charge $	247/600 3 phase Charge $	120/240 1 phase Charge $
100	2,024	5,840	1,349
200	4,049	11,679	2,697
400	8,098	23,358	5,395
600	12,146	35,038	8,092
800	16,195	46,717	10,789
1,000	20,244	58,396	
1,200	24,293	70,075	
1,600	32,390	93,433	
1,800	36,439	105,113	
2,000	40,488	116,792	
2,500	50,610	145,990	
3,000	60,732	175,188	

These charges are based on service entrance & voltage

Please note that any applicable taxes will be added to Nepean Hydro charges

iii) Direct 44kV Customers:

Charge per kW of Diversified Demand	$48.32

The development charges will be applied on a uniform basis throughout Nepean and shall be payable at the date a building permit is issued in relation to a building or structure to which a development charge applies. The charges, as outlined above, are effective April 26, 1991, and may be adjusted once annually in accordance with the Composite Southam Construction Cost Index (Ontario Series).

CITY OF GLOUCESTER

PROCESSING CHARGES

Official Plan Amendments	$893
Zoning By-law Amendments	$893
Subdivision Applications	
- Residential	$105/unit
- Commercial/Industrial	$525 flat rate
Condominium Applications	
- Residential/Commercial/Industrial	$105/unit
Resubdivisiion of Block of Land	$525 flat rate
Road Opening or Closing	$367 flat rate
Site Plan Applications	
- Residential	$ 53/unit
- Commercial/Industrial	$525 flat rate
- Institutional	$315 flat rate
	school, place of worship, exempt
Minor Variance/Severance Applications	$210
Extension of Approvals	$525
Building Permits	$10.25/$1,000 of estimated construction cost. Minimum charge of $35

RESIDENTIAL DEVELOPMENT CHARGES*

Single and Semi-Detached Dwellings	- Urban	$6,885
	- Rural	$4,997
	(including $540 for Hydro)	
Row and Street Row	- Urban	$5,874
	- Rural	$4,263
	(including $462 for Hydro)	
Single, Semi-detached, Row and Street Row with GFA under 1,100 sq. ft.	- Rural	$4,381
	- Urban	$3,215
	(including $462 for Hydro)	
2 Bedrooms and more	- Urban	$3,919
	- Rural	$2,753
	(Hydro charge calculated on site specifics)	
Bachelor or 1 Bedroom	- Urban	$2,426
	- Rural	$1,704
	(Hydro charge calculated on site specifics)	

NON-RESIDENTIAL DEVELOPMENT CHARGES

Commercial/Industrial/Institutional	- Urban	$1.75/sq.ft.
	- Rural	$0.92/sq.ft.

* Development Charges will be indexed April 1, 1992

CITY OF VANIER

PROCESSING CHARGES

Official Plan Amendment Applications		$800
Zoning By-law Amendment Applications	- Major	$800
	- Minor	$400
Site Plan Applications	- Major	$400 + $250 legal fee
	- Minor	$200 + $250 legal fee
Subdivision Applications		$15/dwelling unit with a minimum fee of $750
Condominium Applications		$200
Minor Variance Applications		$100
Consent Applications		$200
Cash-in-Lieu of Parking		$125 & $250 for legal fee

Concurrent Applications

Condominium with any other Application		No Fee
Official Plan Amendment with	Major Zoning	$1,350
	Minor Zoning	$1,000
Official Plan Amendment and Minor Site Plan with	Major Zoning	$1,550
	Minor Zoning	$1,200
Official Plan Amendment and Major Site Plan with	Major Zoning	$1,700
	Minor Zoning	$1,350
Minor Site Plan with	Major Zoning	$850
	Minor Zoning	$500
Major Site Plan with	Major Zoning	$1,000
	Minor Zoning	$700
Cash-in-Lieu of Parking with any other application		$250 legal fee

DEFINITIONS

1) Major

a) Zoning — A zoning application will be considered if <u>both</u> of the following conditions apply:

i) It is an application to accommodate development of a project containing more than 10 new residential units or to accommodate a non-residential use on a property having more than 500 sq.m of land area <u>and</u>

ii) It is a zoning application to change the zoning designation (e.g., R6 to R7), change density or amend permitted uses in the existing zoning designation.

b) Site Plan A site plan application will be considered major if both of the following conditions apply:

i) It is an application to accommodate development or redevelopment of structure(s) on a vacant or cleared site and

ii) If a residential use, the project will contain more than 10 new residential units or, if a non-residential use, the project will be located on property having more than 500 sq.m of land area.

2) MINOR

a) Zoning All other zoning applications not referred to herein.

b) Site Plan All other site plan applications not referred to herein, including:

i) Amendment to a previously approved site plan,

ii) Change of use within an existing or enlarged structure; and

iii) Development consisting of the construction of one or more additions to an existing structure.

*RESIDENTIAL DEVELOPMENT CHARGES

	1992	1993	1994	1995	1996
Single-Family	$4,000	$4,346	$4,692	$5,038	$5,384
Semi-Detached, Duplex & Row Dwelling	$3,375	$3,667	$3,959	$4,251	$4,543
Apts. 2 Bdrms or more	$2,500	$2,716	$2,933	$3,149	$3,365
Less than 2 Bdrms	$1,750	$1,902	$2,053	$2,205	$2,356

*Subject to indexation

NON-RESIDENTIAL DEVELOPMENT CHARGE

1992	1993	1994	1995	1996
$18.84/sq.m	$18.84/sq.m	$18.84/sq.m	$18.84/sq.m	$18.84/sq.m

RESIDENTIAL DEVELOPMENT CHARGE - OTTAWA HYDRO

Single, Semi-Detached & Duplex Dwelling	$430/unit
Row Dwellings	$301/unit
All other developments, including apartment buildings & non-residential development	Various rates depending on size of service. Contact Ott.Hydro for more details

VILLAGE OF ROCKCLIFFE PARK

PROCESSING CHARGES

Official Plan Amendments	No Charge
Subdivision and Condominium Applications	No Charge
Zoning By-law Compliance Certificate	$ 75
Site Plan Control Applications	$800
Building Permits	Initially, $10/$1,000 of estimated construction cost with a minimum charge of $25, plus $7/plumbing fixture (final amount to be determined by building inspector once building plans are examined).
Minor Variance Applications	$250

RESIDENTIAL DEVELOPMENT CHARGES

For a Dwelling in the Pond Area	$1,500/unit
For a Dwelling Outside the Pond Area	$1,200/unit
For a New Subdivision	$4,500/unit

CITY OF KANATA

PROCESSING CHARGES

Official Plan Amendments	$1,000
Zoning By-law Amendments - Major	$1,000
- Minor	$750
(i.e., schedule change, add or delete permitted uses in one specific zone estimate)	
Subdivision Applications	$1,000
Condominium Applications	No Charge
Consent/Minor Variance Applications	$150

Building Permits

- Residential — $8/$1,000 of value of construction. Value based on $65/sq.ft. for house and $20/sq.ft. for garage. Surcharge Fee of 25% of above value. Min. $10 - Max. $100

- Commercial/Industrial — $8/$1,000 of value of construction. Value based on:

Basic warehouse bldg. shell	$40/sq.ft.
Standard comm. bldg. shell (multi storey)	$45/sq.ft.
Minimal interior fit-up (warehouse)	$12/sq.ft.
Standard fit-up (comm. office)	$20/sq.ft.

Surcharge Fee of $100/2,000 sq.ft. to Maximum of $1,000

*RESIDENTIAL DEVELOPMENT CHARGES

Per dwelling unit	$7,362

*NON-RESIDENTIAL DEVELOPMENT CHARGES

Commercial	$1.55/sq.ft.
Industrial	$1.20/sq.ft.

* In addition to those development charges indicated above, parts of the Bridlewood Community and the Kanata South Business Park are subject to additional charges. Please contact the City of Kanata for clarification.

TOWNSHIP OF GOULBOURN

PROCESSING CHARGES

Official Plan Amendment Applications	$600
Zoning By-law Amendment Applications	$500
Site Plan Control Applications	$200 + $3,000 refundable security
Subdivision and Condominium Applications	No Charge
Minor Variance Applications	
- Residential	$275
- Commercial	$350
Building Permits	$9/$1,000 of value of construction. Minimum charge $35

RESIDENTIAL DEVELOPMENT CHARGES

	Stittsville	Richmond	All Other Areas
Single & Semi-Detached	$3,745	$5,888	$2813
Other Multiples (excl. Apartments)	3,195	5,023	$2,400
Two or More Bedroom Apartments	2,313	3,637	$1,738
One Bedroom, Bachelor & Sr. Citizen Apartments	1,542	2,424	$1,158

NON-RESIDENTIAL DEVELOPMENT CHARGES

Stittsville	$0.96/sq.ft. of GFA
Richmond	$0.65/sq.ft. of GFA
All Other Areas	$0.65/sq.ft. of GFA

TOWNSHIP OF CUMBERLAND

PROCESSING CHARGES

Official Plan Amendment Applications	$600
Zoning By-law Amendment Applications	$500 plus the following surcharges: i) in the urban area: $100/ha of site area ii) in the rural area: $50/ha of site area
Site Plan Approval Applications	$315 plus $100 per each 500 sq.m of GFA On completion of the site plan agreement, a minimum administrative fee of $1,800 is payable
Site Plan Approval Applications: Bed and Breakfast Establishment	$125
Site Plan Approval Applications: Waterfront Residential	$125
Urban Subdivision Applications	$550 plus $50/ha
Rural Subdivision Applications	$450 plus $30/ha
Resubdivision Applications	$300 plus $15/ha
Draft Plan Approval Extension	$200
Severance Applications	$150
Minor Variance Applications	$250

PRE-DEVELOPMENT FEES

The following pre-development fees are payable for site plan and subdivision applications and other planning applications where deemed necessary.

a) In the urban area of the Township	$3,000
b) In the rural area of the Township	2,000

Building Permits - Residential	$25 plus $9/$1,000 of building value (bldg. value calculated at 55/ sq.ft., incl. decks and garages
- Commercial	$25 plus $9/$1,000 of building value (owner shall supply value)

TOWNSHIP OF CUMBERLAND (CONT'D)

RESIDENTIAL DEVELOPMENT CHARGES

	Single & semi detach 1,100 sq.ft. & lgr. (GFA)	2 Bedrm & lgr. apts. + single, semi, & row hsg under 1100 sq.ft. (GFA)	Bachelor & one bedrm apts. (incl.Sr. Citizen Units)	All Other Units	Com. & Inst. per sq.ft. (GFA)	Ind. per sq.ft. (GFA)
Existing Urban Area (E of 10th Line Rd., N of Innes Rd., S of St. Joseph Blvd. & W of Trim Rd.	$5,216	$4,295	$2,148	$4,909	$1.09	$0.545
Existing Urban Area N. of Inner Rd., W of 10th Line Rd., E of Champlain St., N of St. Joseph Blvd., W of Trim Rd. to River	$3,449	$2,840	$1,420	$3,246	$1.09	$0.545
Urban Expansion Area	$3,449	$2,840	$1,420	$4,325	$1.09	$0.545
Rural Area	$4,596	$3,784	$1,892	$4,325	$1.09	$0.545

TOWNSHIP OF WEST CARLETON

PROCESSING CHARGES

Official Plan Amendment Applications	$225 plus $600 Deposit
Site Plan Approval Applications	$700 plus $300 Deposit
Zoning By-law Amendment Applications	$325
Minor Variance Applications	$250
Subdivision Applications	$600
Building Permits	$9/$1,000 of building value. Minimum charge $35, plus $200 refundable deposit

RESIDENTIAL DEVELOPMENT CHARGES

Singles & Semis	2 Bedrm Apts. 2 Bedrm houses	Bachelor One Bdrm Apts.	Other Multi-ples	Non- Residential (per sq.ft. of GFA)
Apr.1/92*	Apr.1/92*	Apr.1/92*	Apr.1/92*	Apr.1/92*
$3,000	$1,909	$1,273	$2,727	$1.14
Apr.1/93*	Apr.1/93*	Apr.1/93*	Apr.1/93*	Apr.1/93*
$3,658	$2,328	$1,552	$3,326	$1.39

* Plus indexing to date.

TOWNSHIP OF OSGOODE

PROCESSING CHARGES

Zoning Change Application Fee	$1,000-50% of the fee to be refunded if Council does not proceed to a public meeting. Official Plan Change Application $1,200-50% of the fee to be refunded if Council does not proceed to a public meeting.
Subdivision Agreement	Engineering 2 1/2% of the cost of works min. of $7,500. Legal $4,200, plus $25/lot. Upon draft approval, $5,000 is payable with balance due upon registration.
Development Agreement (i.e., subdivision by severances)	2 1/2% of the cost of works - min. $3,000
Site Plan Agreement Commercial and Industrial	2 1/2% of the cost of works - min. $500
Administration Fee for Subdivision lots transferred to the Township as security	$100/lot due January 1st of each year.
Minor Variance Application Fee	$350

RESIDENTIAL DEVELOPMENT CHARGES (PER UNIT)

	1992	1993	After Jan.1/94
Singles, Semis, Duplex, Triplex, Row Housing	$1,929*	$2,429*	$2,929*
Mobile Home & Singles 1,100 sq.ft. or less	2/3 of the above rates in effect for that year		

NON-RESIDENTIAL DEVELOPMENT CHARGES

Industrial/Commercial/Institutional	1% of the true value of the improvement declared for the purposes of a building permit

TOWNSHIP OF RIDEAU

PROCESSING CHARGES

Official Plan Amendment Applications	$100 plus $500 Deposit & disbursements. Min. charge $500
Zoning By-law Amendment Applications	$100 plus $500 Deposit & disbursements. Min. charge $500
Subdivision Applications	$100 plus $500 Deposit & disbursements. Min. charge $500
Minor Variance Applications	$250
Site Plan Approval Applications	$105 plus $500 Deposit & disbursements. No minimum charge

*RESIDENTIAL DEVELOPMENT CHARGES (per Unit)

1. Single detached dwelling Semi-detached dwelling	$2,750
2. Apartment: two bedroom and larger (including one bedroom plus den) Townhouse: two bedroom (or one bedroom plus den)	$1,750
3. Apartment: Bachelor and one bedroom (including senior citizens' units)	$1,167
4. Other Multiples (excluding category 1. 2. and 3.)	$2,500

* Plus indexing

NON-RESIDENTIAL

All non-residential development	$1/sq.ft. or $10.76/sq.m

CARLETON BOARD OF EDUCATION*

DEVELOPMENT CHARGES

Residential	$1,206/unit
Commercial	1.3% of declared construction value at the time of building permit

*Effective June 24, 1992